



This well-positioned no chain first-floor flat provides bright, comfortable living within convenient access to Erith town centre, transport links and everyday amenities. The property benefits from a practical layout, good natural light and a quiet residential setting, making it an ideal choice for first-time buyers, downsizers or investors. With scope to personalise, it offers a great opportunity in a consistently popular location.

Guide price £185,000 to £195,000

Hazell Holland



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**Hazell Holland**  
SALES & LETTINGS

Charles Court  
Avenue Road  
Erith  
Kent  
DA8 3BY

### Communal Hall

Part glazed communal door. Stairs to first floor.

### Entrance Hall

Hardwood entrance door. Carpet. Radiator. Three built-in storage cupboards. Entry phone.

### Lounge

17'5 x 11' (5.31m x 3.35m)  
Double glazed window to front. Carpet. Double radiator.

### Kitchen

10'8 x 7' (3.25m x 2.13m)  
Double glazed window to front. Vinyl floor. Wall mounted Glow Worm boiler. Tiled splash backs. Single drainer sink unit mixer tap. Range of wall and base units. Plumbing for washing machine.

### Bedroom

11'2 x 10' (3.40m x 3.05m)  
Double glazed window to front. Caret. Radiator.

### Bathroom

7'7 x 5'9 (2.31m x 1.75m )  
Double glazed opaque window to side. Vinyl floor. Tiled splash backs. Chrome heated towel rail. Low level w.c. Pedestal hand wash basin. Panel bath with shower mixer tap.

### Communal Garden

Laid to lawn communal gardens to rear

### Parking

We understand the property comes with an allocated parking space (To be confirmed by the sellers solicitor)

### Lease Term

125 years from 1 January 2011

### Unexpired Lease

110 Years remaining

### Service Charge

£2,077.50 Per annum

### Ground Rent

£150.00 Per annum





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GUIDE PRICE £185,000 - £195,000 Positioned in the desirable Lesney Park area of Erith, Hazell Holland welcome this no chain purpose-built flat offering a perfect opportunity for first-time buyers or savvy investors. Built in 1982, shortly after the wedding of Charles and Diana, this property carries a sense of history while providing modern living comforts.

Spanning an inviting 506 square feet, the flat features a well-proportioned reception room that serves as a welcoming space for relaxation or entertaining guests. The double bedroom is a cosy retreat, complemented by a conveniently located bathroom. The layout is both practical and efficient, making the most of the available space.

One of the standout features of this property is its prime location. Residents will find themselves within walking distance of a variety of amenities, including the Erith Zone 6 station, which offers excellent transport links to Abbey Wood and the Elizabeth Line. This makes commuting to central London a breeze. Additionally, the nearby Erith Leisure Centre and local park provide ample opportunities for recreation and leisure activities, enhancing the overall appeal of the area.

Currently let achieving £1,000.00 per month with notice served and the current willing to remain for the right buyer.

This flat is not just a home; it is a gateway to a vibrant community with everything you need right at your doorstep. Whether you are looking to make your first step onto the property ladder or seeking a solid investment opportunity, this flat on Avenue Road is certainly worth considering. Don't miss the chance to make this delightful property your own.

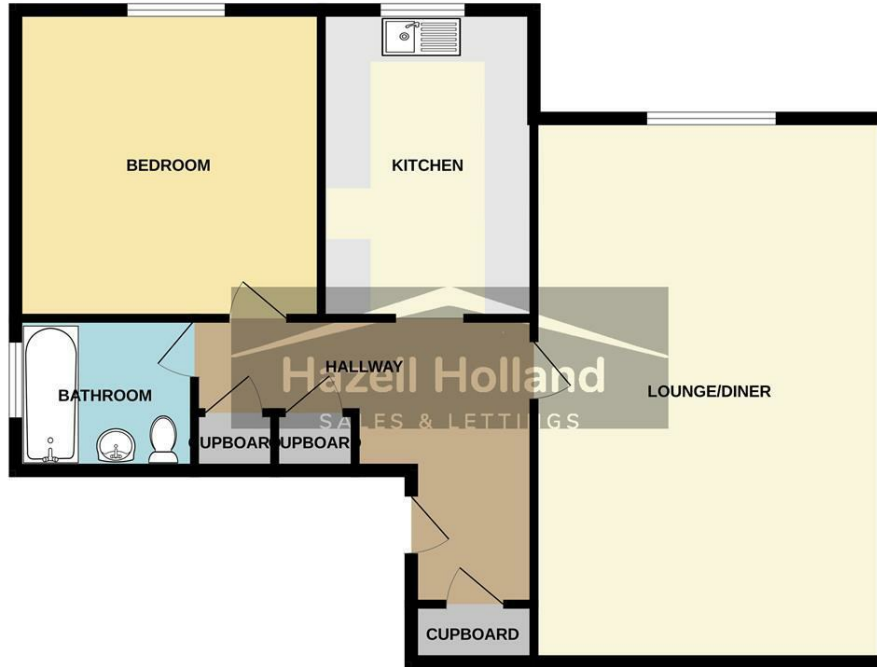


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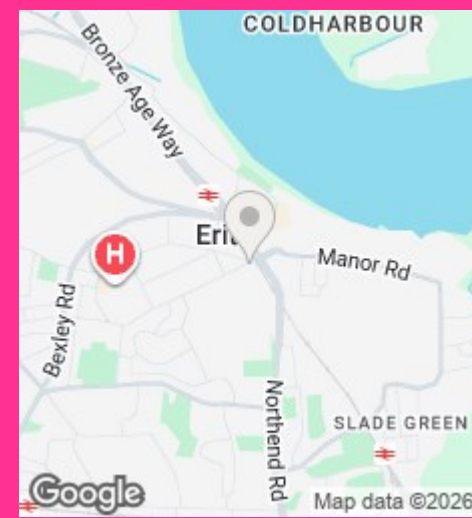
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FIRST FLOOR



TOTAL FLOOR AREA : 506sq.ft. (47.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

